



**Mount Park, NE9 7UQ**  
**4 Bed - House - Detached**  
**£324,995**

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Welcome to Mount Park, an exceptional assortment of high-quality 3 & 4-bedroom residences situated in Springwell Village, Gateshead. Mount Park accommodates purchasers with varying budgets and needs. Whether you're a family seeking more space, requiring additional living area, or simply desiring a move to a more economical and eco-friendly home, it's the perfect setting to embark on the next phase of your life.

#### PLOT 61

The Durham embodies a captivating 3-bedroom residence, harmoniously blending practicality with elegance. Its open-plan kitchen, dining, and family area offer ample room for relaxation and shared moments, while the master en-suite and garage provide essential functionality. Chic bifold doors extend onto a rear garden, effortlessly merging indoor and outdoor realms.

From ground to first floor, meticulous design defines this abode. Spaces seamlessly interconnect, fostering a sense of unity among rooms. Upstairs, two additional bedrooms accompany the master suite and en-suite, alongside a commodious family bathroom.

Esh Homes uphold a high standard of specification across all their residences, with renowned brands such as Beko, Porcelanosa, and HIVE included. Moreover, their homes come equipped with spotlights, appliances, alarm systems, and block-paved driveways as standard.

THIS PROPERTY HAS A B ENERGY RATING.



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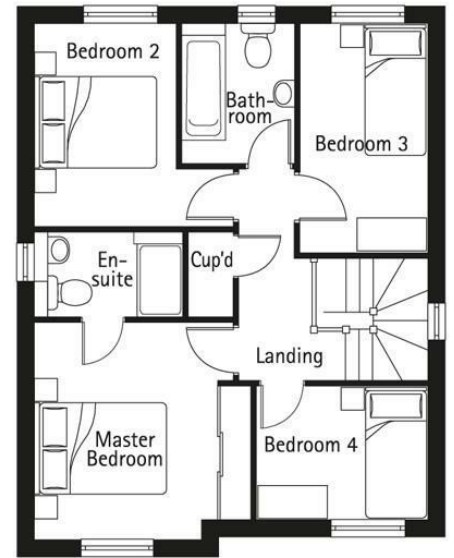
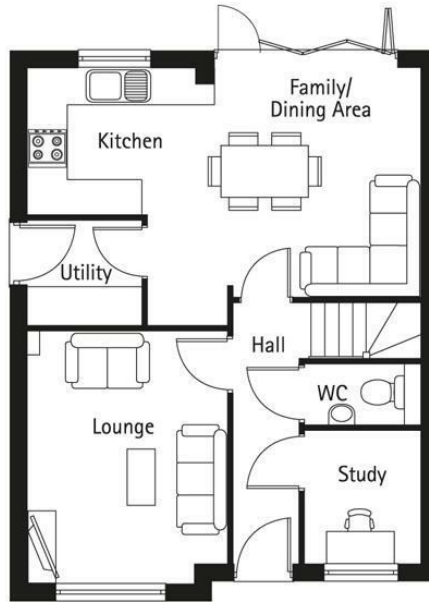
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-65	D		
45-54	E		
35-44	F		
2-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
101-150	A		
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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